

JOSEPH S. WELTY, Assignee
of Esther L. Warren, Mortgagee
of Earl T. Hamm, Jr., and
Ellen L. Hamm, his wife

ON PETITION

NO. 26,051 EQUITY
IN THE CIRCUIT COURT
FOR FREDERICK COUNTY
MARYLAND

* * * *

I hereby acknowledge that I
have purchased at public sale
of the property and improvements
described in the annexed adver-
tisement for the sum of

\$12,000.00

and I hereby covenant and agree
to comply with the terms of
sale set forth in the aforesaid
advertisement which were an-
nounced by the auctioneer at
the time of said sale.

Esther L. Warren

PURCHASER Esther L. Warren

hereby acknowledged.

Joseph S. Welty

Joseph S. Welty, Assignee

*Sept 4
2018*

ASSIGNEE'S SALE

of valuable fee simple, improved real property located in the Town of Emmitsburg, Frederick County, Maryland. Under and by virtue of a power of sale contained in a mortgage from Earl T. Hamm, Jr., and Ellen L. Hamm, his wife, dated August 27, 1974, and recorded among the Land Records of Frederick County, Maryland, in Liber 946, Page 618, the said mortgage being in default and having been assigned to the undersigned assignee for purposes of foreclosure, the said assignee will offer for sale at public auction at the Courthouse Door in the City of Frederick, Maryland, on:

WEDNESDAY, FEBRUARY 18, 1976

AT 10:00 A.M.

all of the lot or parcel of land known as 512 West Main Street, Emmitsburg, Maryland, and fronting on Maryland Route 97 (West Main Street) and described in said mortgage as situate, lying and being in the Town of Emmitsburg, Frederick County, Maryland, and being more particularly described as the eastern part of Lot No. 11 as set forth on the Plat of Shield's Addition to the Town of Emmitsburg.

SAVING and EXCEPTING therefrom all that lot or parcel of land conveyed unto Roy F. Wagaman and Ora M. Wagaman, his wife, by deed dated June 9, 1923, from James T. Hospelhorn and Ollie (indexed as Catherine O.) Hospelhorn, his wife, and recorded in Liber 346, Folio 439, one of the Land Records of Frederick County, Maryland, said deed being referred to herein for a more complete description of the property conveyed.

BEING that lot or parcel of real estate conveyed by Carrie B. Hartzell, Executrix of the Estate of Mary C. Bollinger, late of Frederick County, Maryland, deceased, unto Guy W. Warren and Esther L. Warren, his wife, by deed dated April 29, 1949 and recorded in Liber 479, Folio 110, one of the Land Records aforesaid, the said Guy W. Warren having previously died leaving title vested in Esther L. Warren, absolutely.

AND ALSO BEING all that same real estate described in a deed from Esther L. Warren, dated August 27, 1974, unto Earl T. Hamm, Jr., and Ellen L. Hamm, his wife, and recorded in Liber 946, Folio 612, one of the aforesaid Land Records.

The aforesaid real property being improved by a two-story, 5-room brick and stucco house with stone foundation, having one and one-half baths, hot waterheating system, pine floors, plaster walls, and metal roof; said premises being further improved by a detached 22'x22' two-car garage.

TERMS OF SALE: A deposit of 10% of the sale price will be required of the purchaser at the time and place of sale in the form of cash or check acceptable to Assignee. The balance of the purchase price shall be paid within 10 business days of the ratification of the sale by the Circuit Court for Frederick County, Maryland. Taxes and other public charges will be adjusted to date of sale. All settlement costs, including documentary stamps and transfer taxes, will be paid by the purchaser.

JOSEPH S. WELTY
Assignee

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